

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18196 - APPLICANT/OWNER: BARBARA L. FARMANALI

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17727) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance to the conditions for Variance (VAR-6276), and Site Development Plan Review (SDR-17727), if approved.

Public Works

4. Construct rural street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. Rural improvements shall be constructed within the existing 50-foot right-of-way and shall consist of a total width of 39-feet (34-feet of asphalt) and 30-inch rolled curb on both sides of the street. The exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Centennial Parkway. Also, extend a minimum of two lanes of paving in the Centennial Parkway alignment westerly to tie into Leon Avenue.
5. Extend public sewer to the west edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a rezoning from R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) to R-PD4 (Residential Planned Development - 4 Units Per Acre) for an eight-lot, single-family subdivision on the north side of Centennial Parkway approximately 350 feet east of Leon Avenue. This proposal is related to Site Development Plan Review (SDR-17727).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/05	The City Council approved a Rezoning (ZON-6274) of the subject property to R-PD4 (Residential Planned Development – 4 units per acre) and a Variance (VAR-6276) in the minimum area for formation of a R-PD zoning district, and a Site Development Plan Review (SDR-6275) for an 8-lot single-family subdivision. A related Waiver to Title 18 Standards (WVR-6277) was withdrawn without prejudice. The Planning Commission recommended approval of all items, including the Waiver on 04/28/05. Staff recommended denial of all items.
01/11/07	The Planning Commission held in abeyance a Rezoning (ZON-18196) of the subject property to R-PD4 (Residential Planned Development – 4 units per acre) and a Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision.
01/25/07	The Planning Commission held in abeyance a Rezoning (ZON-18196) of the subject property to R-PD4 (Residential Planned Development – 4 units per acre) and a Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision.
02/08/07	The Planning Commission recommended approval of companion item SDR-17727 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #10/rl).
<i>Related Building Permits/Business Licenses</i>	
	No Building Permits or Business Licenses have been issued for the subject site.
<i>Pre-Application Meeting</i>	
10/05/06	A pre-application meeting was held to discuss the requirements for the Site Development Plan Review.
10/24/06	A pre-application meeting was held to discuss the requirements for the Rezoning.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

Details of Application Request					
Site Area					
Gross Acres		2.18			
Net Acres		1.74			
Surrounding Property		Existing Land Use	Planned Land Use	Existing Zoning	
Subject Property		Undeveloped	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre)	
North		Undeveloped, Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) and R-E (Residence Estates)	
South		Undeveloped,	Right-of-way	Right-of-way	
East		Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)	
West		Undeveloped	L (Low Density Residential)	R-E (Residence Estates)	
Special Districts/Zones			Yes	No	Compliance
Special Area Plan				X	N/A
Special Districts/Zones			Yes	No	Compliance
Special Purpose and Overlay Districts				X	N/A
Trails				X	N/A
Rural Preservation Overlay District				X	N/A
Development Impact Notification Assessment				X	N/A
Project of Regional Significance				X	N/A

DEVELOPMENT STANDARDS

Per Title 19.06, the Development Standards for a Residential Planned Development are as provided in the Site Plan:

Standard	Provided
Min. Lot Size	5,580 Square Feet
Min. Lot Width	55 Feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear (lots 1-3) • Rear (lots 4-8) 	18 Feet 3.5 Feet 3.5 Feet 5 Feet* 10 Feet
Max. Lot Coverage	50%
Max. Building Height	35 Feet/2-Stories

* The optional balcony, if built, on lots 1, 2, and 3 will be set back 5 feet from the rear property line. The rear wall of these houses, as well as the setback on all other lots will be 10 feet from the rear property line.

Per Title 19.08.060

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-E (Residence Estates)	2.8 du/acre 6 Units on subject site	6 Units	R-PD4 (Residential Planned Development – 4 Units per Acre)	4 du/acre 8 units on subject site	L (Low Density Residential)	5.49 du/acre 11 units on subject site

Per Title 19.12

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer: Min. Trees	1 Tree/30 Linear Feet	9 Trees	10 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 – 8 Feet		6 Feet	Y

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
2.18	4 du/acre	1.65	N/A*	N/A*	6.4%	4,824 SF	Y

*A Residential Planned Development of fewer than 12 units is not required to provide open space under the requirements of Title 19.06. However, at this density, if open space was required, the proposed subdivision would be subject to 6.1% or 4,630 square feet. The applicant provides 6.4% or 4,824 square feet of open space, more than would be required.

ANALYSIS

The subject site is designated L (Low Density Residential), on the Centennial Hills Interlocal Land Use Map of the General Plan. Residential development and related uses are allowed in this category up to 5.49 units per gross acre. The proposed development on this site will have a density of 3.67 units per gross acre in conformance to the L (Low Density Residential), designation.

The property is currently located in the R-E (Residence Estates) zoning district under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre). The Resolution of Intent is under approved Rezoning (ZON-6274) which was approved by the City Council in 2005 along with Variance (VAR-6276) to allow R-PD (Residential Planned Development) zoning on less than five acres, and a Site Development Plan Review (SDR-6275) for an eight-lot residential subdivision. The current application is a major modification of the previous approval. Under the new proposal, the applicant proposes slightly larger lot sizes, and less private roadway. The new request will also reduce the number of intersections between the interior roadway and Centennial Parkway from two to one. The site plan further indicates 4,284 square feet of open space, although no open space is required in an R-PD (Residential Planned Development) zone with fewer than 12 lots. The Variance (VAR-6276) remains current through 06/01/07; however, an Extension of Time will be necessary if the Variance is not exercised by that date. Further, as this modification is for a less intense use than what was previously submitted, staff recommends approval of this Rezoning and its companion application.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The General Plan designates the subject property as L (Low Density Residential), which allows densities of up to 5.49 Units Per Acre. The proposed zoning district would allow a density of up to 4.49 Units Per Acre, in conformance to the existing L (Low Density Residential) designation; however the requested application seeks a density of 3.67 Units Per Acre, well within the limits of the zoning district and land use designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed rezoning is compatible with surrounding land uses and zoning districts. Immediately surrounding the subject site are parcels that are designated in the R-E (Residence Estates) and R-1 (Single Family Residential) zones. However, nearby property to the west and south include R-PD3 (Residential Planned Development – 3 Units Per Acre), R-PD5 (Residential Planned Development – 5 Units Per Acre) and R-PD6 (Residential Planned Development – 6 Units Per Acre) zoning. The overall density is only slightly higher than the immediate surroundings and comparable to the overall development in its general area. The proposed two-story elevations have been previously approved for the subject site and are now on slightly larger lots.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

This proposed Rezoning is appropriate as the proposed density on this site will not change from the previous approval, and there is a need for housing at this density in the Centennial Hills Sector.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The property is served by Centennial Parkway, a 100-foot Primary Arterial on the Master Plan of Streets and Highways. Appropriate off-site improvements will be required with any proposed development of the site. Once completed, this roadway will be adequate to meet the demands of the proposed R-PD4 (Residential Planned Development – 4 Units Per Acre) zoning district.

PLANNING COMMISSION ACTION

There was one speaker at the Planning Commission Meeting in favor of the proposed project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 128 by Planning Department

APPROVALS 0

PROTESTS 0